

A Regular Meeting of the Planning Board of the Town of Lancaster, Erie County, New York was held at the Lancaster Town Hall, 21 Central Avenue, Lancaster, New York, on the twentieth day of August 2003, at 7:30P.M, and there were present:

PRESENT: Stanley J. Keysa, Chairman  
Rebecca Anderson, Member  
John P. Gober, Member  
Lawrence Korzeniewski, Member  
Michael Myszka, Member  
Steven Socha, Member  
Melvin Szymanski, Member

EXCUSED: None

ALSO PRESENT:

Town Board Members: Donna G. Stempniak

Other Elected Officials: None

Town Staff: Robert Labenski, Town Engineer  
George Pease, Asst. Building & Zoning Inspector  
Richard J. Sherwood, Town Attorney  
Mary Nowak, Recording Secretary

Meeting #16  
August 20, 2003

Planning Board Members: Stanley J. Keysa, Chairman  
Rebecca Anderson  
John P. Gober  
Lawrence Korzeniewski  
Michael Myszka  
Steven Socha  
Melvin Szymanski

Town Board Members: Robert H. Giza  
Mark A. Montour  
Ronald Ruffino, Sr.  
Donna G. Stempniak  
Richard D. Zarbo

Town Engineer: Robert Labenski

Town Attorney: Richard J. Sherwood

Building & Zoning Inspector: Jeffrey H. Simme

Gentlemen/Ladies:

Enclosed is a draft copy of the minutes of a meeting of the Planning Board of Lancaster which was held August 20, 2003. Please review it for errors and completeness. These minutes will not become final until approved at a subsequent Planning Board meeting, and may be amended before approval.

Sincerely yours,

Stanley J. Keysa,  
Planning Board Chairman

SJK:mn

Meeting called to order by Chair Keysa at 7:33 PM. Motion was made by Michael Myszka to approve the minutes from the July 16, 2003 Planning Board Meeting; seconded by Rebecca Anderson and unanimously carried.

**COMMUNICATIONS:**

**ACTION ITEMS -**

SITE PLAN REVIEW/EASTPORT COMMERCE CENTER-BUILDINGS A & H, NORTHWEST CORNER OF WALDEN AVENUE & PAVEMENT ROAD. PROPOSED TWO LIGHT INDUSTRIAL BUILDINGS PROJECT NO. 4925. CONTACT PERSON: BRIAN T. COOK

Brian T. Cook, Director of Planning and Design for Uniland, presented to the Planning Board the site plan for the proposed construction of buildings A and H of the overall site plan for the Eastport Commerce Center at the northwest corner of Walden Ave. and Pavement Rd. Building A will be 111,500 sq. ft. and building H will be 117,600 sq. ft. Both buildings will be located at the southwest corner of the site. Building A will front on Walden Ave. and building H will be directly behind building A. Mr. Cook told the Planning Board that three sides of each of the buildings will be constructed with a 10' base consisting of smooth and concrete block. The upper section of the buildings will be constructed with insulated, pre-finished smooth panels. Each building will have four front double entrances and three double rear entrances. He also stated that since Building A will face Walden Ave., any architectural amenities to the front of Building A will be very attractive. The buildings will back up to each other with deep loading docks across the back of each building for deliveries. All trucks will enter through a separate entrance off Pavement Rd. Screened dumpsters will be placed in the loading dock areas. Drainage - The storm water system for these buildings will tie into the existing system for the entire facility. Lighting - Parking lot area will have 25' standards with 400V shoebox lighting with flatlenses. Wallpack lighting will be used in the loading dock area.

DETERMINATION

Based on the information provided to the Planning Board, Steven Socha made a motion to recommend approval of the site plan to the Town Board. Motion was seconded by Lawrence Korzeniewski and unanimously carried.

SITE PLAN REVIEW/CAR QUEST DISTRIBUTION FACILITY. PROPOSED 124,200 SQ. FT. WAREHOUSE AT THE NORTHWEST CORNER OF WALDEN AVENUE & PAVEMENT ROAD. PROJECT. NO. 3220. CONTACT PERSON: TIM GAWENUS

Tim Gawenus, PE-William Schutt & Assoc., and Gregory Seifert, GEIS Companies, presented to the Planning Board the site plan for the proposed 125,000 sq. ft. Car Quest distribution facility at the northwest corner of Walden Ave. and Pavement Rd. The 7.4 acre facility will replace buildings C and F on the overall site plan for the Eastport Commerce Center. The facility will front on Walden Avenue. Mr. Gawenus told the Planning Board that 106,000 sq. ft. will be warehouse space and 18,000 sq. ft. will be office space. This facility will have 55 employees. The site plan shows 126 parking spaces. The office area facing Walden Ave. will be 14' split masonry with color banding; metal wainscoting and metal panels. The insulated pre-cast wall system will be painted. The height of the parking stalls will be 30' 8" with 19 loading docks at the rear of the building. This will be a 24-hour operation with 10-15 tractor trailers and 30 small trucks arriving daily. All trucks will use Eastport Rd. Mr. Gawenus explained that since the primary access for the facility will be off Walden Ave., a curb cut directly across from the existing American Sales Co. will be approved by the New York State Dept. of Transportation. The Planning Board suggested that the roads for this facility be connected with the roads in the Eastport Commerce Center. The site plan shows a 10' sidewalk along the front and west side of the building with a metal railing at the end of the sidewalk along the side of the building. The Planning Board suggested that these sidewalks be connected with the sidewalks within the Eastport Commerce Center. Instead of dumpsters, this facility will have compactors in the loading dock area at the rear of the building. Drainage - The site plan shows a detention area along the east and south sides of the building with a 6" outlet pipe into the system on Walden Ave. Town Engineer Robert Labenski stated that all drainage concerns have been addressed. Lighting - 25' standards with shoebox lighting will be used, however, the number of fixtures has not been determined. Landscaping - Recommendations were made by Crew Chief Terrence McCracken to the submitted landscape plan (Com. 8-20-23).

## DETERMINATION

Based on the information presented to the Planning Board, Michael Myszka made a motion to recommend approval of the site plan to the Town Board with the following conditions: 1. Road connectivity with the Eastport Commerce Center, 2. Sidewalk connectivity with the retail center to the east and with any future construction to the west, 3. Landscaping plan to be approved by Crew Chief Terrence McCracken, 4. Lighting plan to be approved by the Town Building Inspector, 5. Compactors to be appropriately screened. Motion seconded by Melvin Szymanski and unanimously carried.

REZONE - 4827 & 4839 TRANSIT ROAD. PRESENT ZONING GB & R1, PRESENT USE VACANT LAND. PROPOSED ZONING AN ADDITIONAL 569 FT. OF GB DIRECTLY BEHIND EXISTING 650 FT. OF GB. PROPOSED USE OF PREMISES 88,248 SQ. FT. SINGLE-STORY DEPARTMENT STORE. CONTACT PERSON: RONALD GRIMM, JR.

Ronald Grimm Jr., owner, presented to the Planning Board the proposed rezone of 4827 & 4839 Transit Rd. The proposed zoning is for an additional 569 ft. of GB directly behind the existing 650' of GB. The current zoning is R-1. The proposed use of the land is for an 88,248 sq. ft. single-story Kohl's Department Store on the front 11.5 acres. No variances will be needed for this project. In order to access the back property in the future, two easements have been acquired from the owners of the property to the south. At this time there are no concrete plans for the back property, and Mr. Grimm stated that he is willing to work with the owners of the adjacent property. He also told the Planning Board that the owners of the two front parcels have life estates and that he has an agreement to take over these parcels when they depart their homes. Mr. Grimm explained to the Planning Board that Kohl's has over 400 stores with identical prototypes. There would be one tractor trailer delivery per day along the north side of the building. A 10' berm will be constructed along the north side of the building. Hours of operation will be 8 AM-10 PM. This project will create 150 jobs. The Planning Board asked if the footprint of the building could be flipped over so that the trucks would travel along the south side of the building. Mr. Grimm stated that since all Kohl's Dept. Stores are identical, they are not willing to flip the footprint. Member Anderson stated that although she is in favor of this project in Lancaster, she does not feel that this is the appropriate location and this rezone would be spot zoning. Member Anderson made a motion to deny the rezone, which was seconded by Member Socha. The motion failed by a vote of 2 ayes and 5 nays.

## DETERMINATION

Based on the information presented to the Planning Board, Melvin Szymanski made a motion to recommend approval of the rezone to the Town Board. Motion was seconded by John Gober and carried by a vote of 5 ayes and 2 nays.

At 8:55 PM a motion was made by Lawrence Korzeniewski to adjourn the meeting. The motion was seconded by Rebecca Anderson and unanimously carried.



